

Brentwood Housing Statistics July 2009 Report

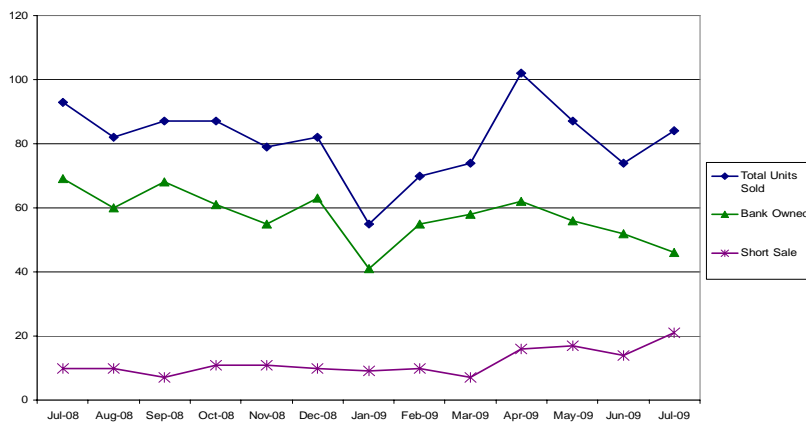
Summary:

The housing information contained in this report reflects information reported during the month of July 2009. There were approximately 199 homes on the MLS in July. This is the second consecutive month that has fewer than 200 homes on the active MLS. As mentioned last month and now shown below (Total Units on Market), the number of pending units has been on a steady increase. If pending units are combined with active units, the total number represents 555 units.

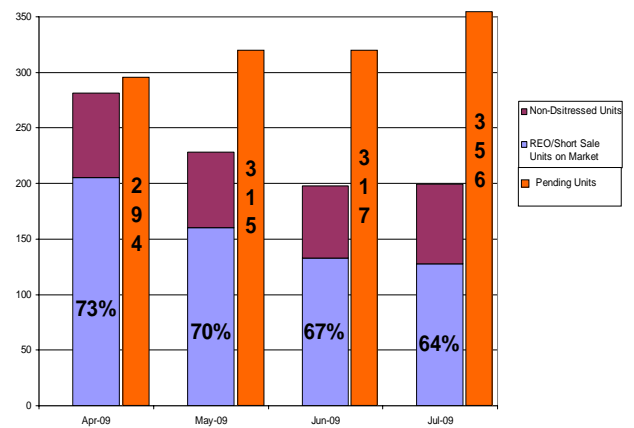
The sold units increased from 74 in June to 84 in July. This slight increase stills keeps the annual average to date at just below 75 units per month. There still remains to be a disconnect occurring between pending sales transitioning to units closed/sold.

The median sold price dropped slightly to \$300,200 from the June price of \$310,000. The average sold price also dropped slightly from \$312,070 to \$306,620. The median listing price dropped from \$337,500 in June to \$325,000 in July. The average listing price increased from \$450,346 to \$465,367.

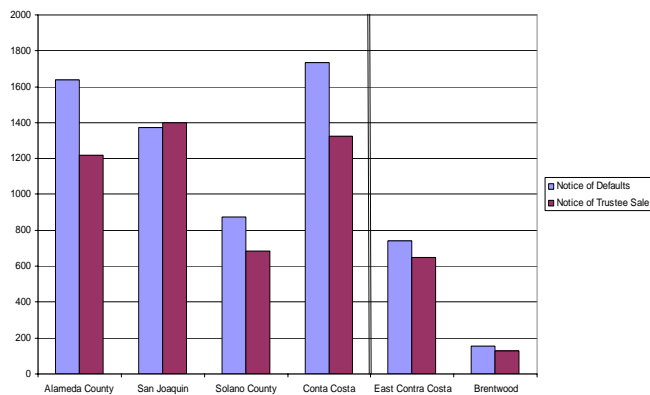
BRENTWOOD
Resale Units Sold by Type of Sale



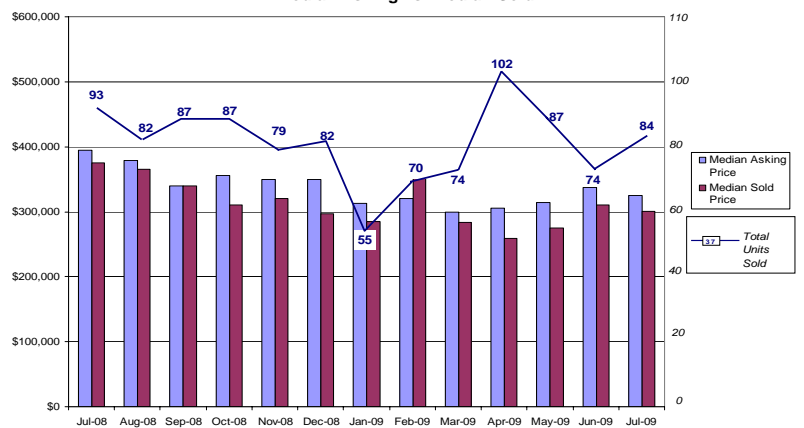
BRENTWOOD
Total Units on Market



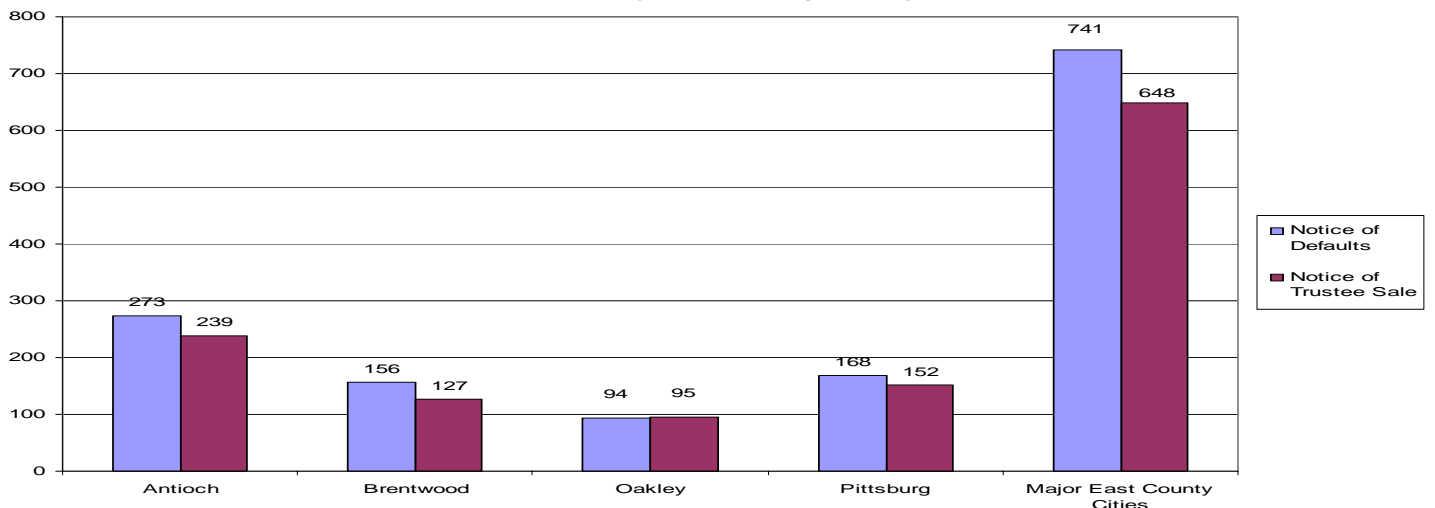
Notices by County
(July 2009)



BRENTWOOD
Median Asking vs. Median Sold



East County Distress Units
(Month of July - 2009)



Source: www.ForeclosureS.com. All reported data were for cases with a recorded/publication date, within the actual month of July. All data reported as of July 31, 2009.

Please see our definition section located on Page 2.

For questions regarding this publication, please contact Kwame Reed at (925) 516-5405.



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Definitions:

Notice of Default (NOD)

A publicly recorded notice that a property owner has missed scheduled loan payments for a loan secured by a property. Some states require lenders to record a notice of default to begin the foreclosure process

Notice of Trustee Sale (NOT)

A document announcing the public sale of a property to recover a debt owed by the owner of the property. The notice is mailed to parties affected by the sale of a property, advertised in local publications and recorded in public records. Among other information, it provides the date, time and location of the sale.

Real Estate Owned (REO)

This status indicates the property is now owned by the lender or bank as a result of an unsuccessful sale at a foreclosure auction.

Short Sales

A process in which the bank or mortgage lender agrees to discount a loan balance due to an economic hardship on the part of the mortgagor/homeowner. A short sale is typically executed to prevent a foreclosure.

Sold

BRENTWOOD	May-09	June-09	July-09
Total # of Properties Sold	87	74	84
# of Short Sales Sold	17	14	21
# of REO's Sold	56	52	46
% of Sold - Distressed	83.91%	89.19%	79.76%
Median Sold Price	275,000	310,000	300,200
Average Sold Price	311,527	312,070	306,620
ANTIOCH	May-09	June-09	July-09
Total # of Properties Sold	150	176	176
# of Short Sales Sold	11	20	34
# of REO's Sold	121	136	130
% of Sold - Distressed	88.00%	88.64%	93.18
Median Sold Price	178,000	182,000	185,000
Average Sold Price	184,509	188,936	191,133
OAKLEY	May-09	June-09	July-09
Total # of Properties Sold	59	51	61
# of Short Sales Sold	2	4	10
# of REO's Sold	54	43	38
% of Sold - Distressed	94.92%	92.16%	78.69%
Median Sold Price	175,000	210,000	200,000
Average Sold Price	200,344	221,131	213,713
DISCOVERY BAY	May-09	June-09	July-09
Total # of Properties Sold	20	38	27
# of Short Sales Sold	2	6	7
# of REO's Sold	15	20	16
% of Sold - Distressed	85.00%	68.42%	85.19%
Median Sold Price	298,000	347,500	261,250
Average Sold Price	366,239	395,489	347,972

Listings

BRENTWOOD	May-09	June-09	July-09
# of Active Listings	228	198	199
# of Short Sales Listed	115	100	88
# of REO's Listed	45	33	40
% of Actives - Distressed	70.18%	67.17%	64.2%
Median Listing Price	313,875	337,500	325,000
Average Listing Price	436,840	450,346	465,367
ANTIOCH	May-09	June-09	July-09
# of Active Listings	333	244	258
# of Short Sales Listed	213	144	138
# of REO's Listed	92	62	75
% of Actives - Distressed	91.59%	84.43%	82.56%
Median Listing Price	205,000	209,900	190,000
Average Listing Price	214,891	224,856	207,059
OAKLEY	May-09	June-09	July-09
# of Active Listings	170	153	146
# of Short Sales Listed	73	71	60
# of REO's Listed	71	59	49
% of Actives - Distressed	84.71%	84.97%	74.66%
Median Asking Price	249,900	259,950	289,950
Average Asking Price	276,186	281,643	295,575
DISCOVERY BAY	May-09	June-09	July-09
# of Active Listings	96	74	64
# of Short Sales Listed	38	23	26
# of REO's Listed	21	15	9
% of Actives - Distressed	61.46%	51.35%	54.69%
Median Asking Price	355,900	474,475	472,450
Average Asking Price	552,806	584,259	611,090